

Rehab Needs

Housing in Need of Rehabilitation

Many of the homes, owner and renter units, located within Clermont County were built after 1950. Only about 25% of them were built prior to 1950. The majority were built after 1970. Different types of rehabilitation needs may involve attainability, availability, the presence of the lead-hazard paint, and other selected physical conditions of each unit.

Lead-Based Paint

Based upon the fact that many homes were built after 1950, lead-based hazard is not a huge factor in determining housing rehabilitation. In Clermont County, there are approximately 4,116 occupied units with lead hazard. Of these 4,116 units, 3,593 are owner units and 523 are renter units. The approximate number of units with lead hazard occupied by LMI Households is 1,554, 1,211 owner units and 343 renter units. All of these estimates are provided in Table G-4. Overall, an estimated 18% of the houses located within Clermont County have lead hazard and an estimated 37.8% of those houses are occupied by LMI Households. (Table G-4)

Attainability / Availability

The attainability and availability of housing units, both renter and owner, are provided by HUD and are attached.

Rental Units

These figures were determined by the units with a current gross rent (rent and utilities) that is attainable to households with incomes at or below a percentage of the HUD Area Median Family Income. Attainable is defined as gross rent less than or equal to 30% of a household's gross income. In Clermont County, there are approximately 11,109 rental units available to households that are at or below 50% of Median Household Income (MHI). Out of these 11,109, there are approximately 1,153 units vacant. There are approximately 5,159 rental units that are above 50% to $\leq 80\%$ MHI. Out of these units, there are approximately 183 units vacant. In 1999, there were approximately 7,169 units with a gross rent 30% or above total household income.

Owner Units

These are homes with values attainable to households with incomes at or below a percentage of HUD Area Median Family Income. Attainable is defined as annual owner costs less than or equal to 30% of annual gross income. In Clermont County, there are approximately 10,068 units for sale that are valued to be $\leq 50\%$ MHI. There are approximately 19,363 units for sale that are valued to be $> 50\%$ to $\leq 80\%$ MHI. In 1999, there were approximately 11,418 units that had monthly owner costs 30% or above the total household income.

Selected Physical Conditions

There is only a small amount of housing units that are lacking complete plumbing or kitchen facilities. In 2000, there were 145 owner occupied units and 47 renter occupied units that were lacking complete plumbing facilities. There were also 85 owner occupied units and 317 renter occupied units that were lacking complete kitchen facilities. These figures do not adequately reflect rehabilitation needs but rather housing needs in general. (Tables 14 & 15)